

Indianapolis 46254

ZIP code · IN · Indiana · Marion County

SELLER'S MARKET

\$231K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

381

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

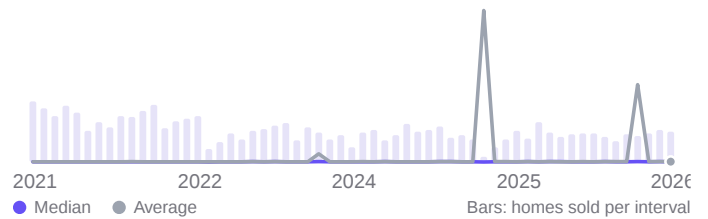
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$213K · Average \$238K

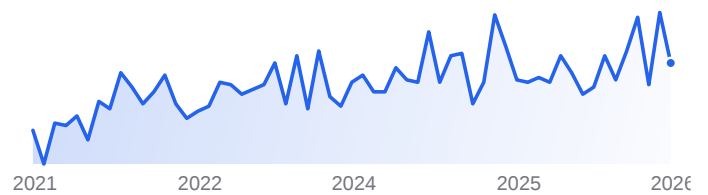
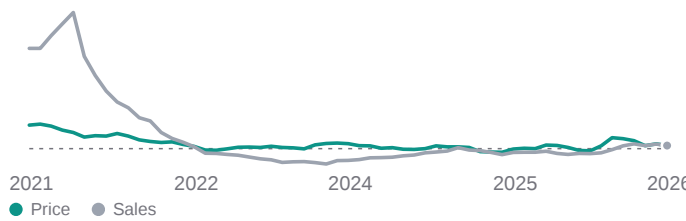


Growth (year over year)

Price +7.5% · Sales +7.0%

Price per square foot

\$154/ft²



Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

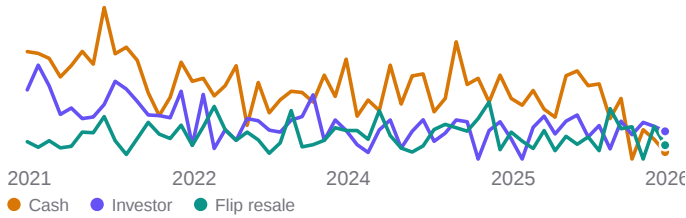
3.9%



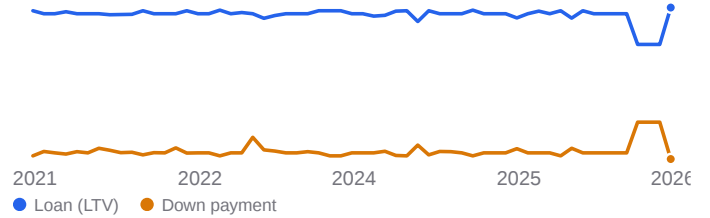
BUYERS & OUTCOMES

Buyer mix

Cash 2.9% · Investor 11% · Flip resale 5.7%

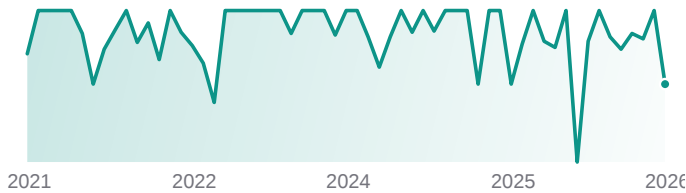


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



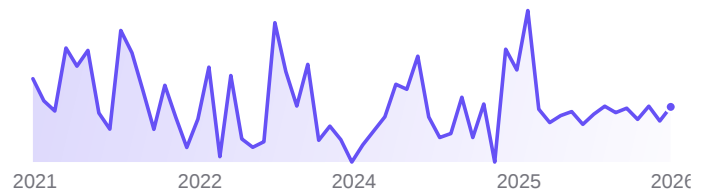
Sellers who sold at a gain

80%



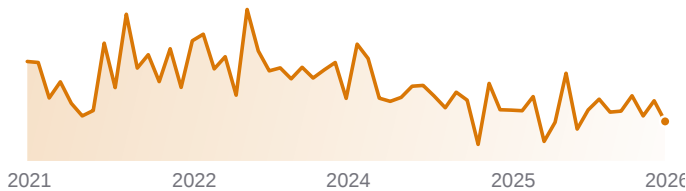
Typical hold before selling

4.5 yrs



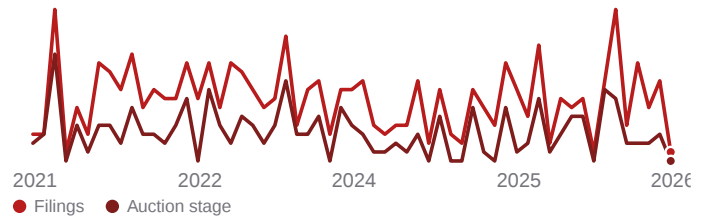
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,883
Median value (AVM)	\$221K
Median size	1,446 ft²
Median bedrooms	3
Median year built	1990
Single family	77%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.4%
Owner occupied	80%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	40,937
Density	2,930 / mi²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	37
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	14.2%
Unemployment	1.3%
Average temp	52°F
Annual precip	40 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.